

020.A

0004

0210.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

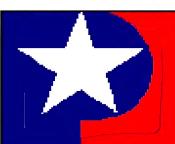
378,800 / 378,800

USE VALUE:

378,800 / 378,800

ASSESSED:

378,800 / 378,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 210

Owner 1: SUBRAMANIAN BALACHUNDHAR	
Owner 2: SACHITHANANDHAM KALPANA	
Owner 3:	

Street 1: 34 HAMILTON RD # 210

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: THOMPSON KEVIN F -

Owner 2: -

Street 1: 41 HARVARD ST

Twn/City: READING

St/Prov: MA Cntry

Postal: 01867

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 958 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6049																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	378,800			378,800		145710
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

PREVIOUS ASSESSMENT								Parcel ID	020.A-0004-0210.0		!1785!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	378,800	0	.	.	378,800	Year end	12/23/2021			
2021	102	FV	367,300	0	.	.	367,300	Year End Roll	12/10/2020			
2020	102	FV	356,800	0	.	.	356,800	356,800 Year End Roll	12/18/2019			
2019	102	FV	335,200	0	.	.	335,200	335,200 Year End Roll	1/3/2019			
2018	102	FV	299,800	0	.	.	299,800	299,800 Year End Roll	12/20/2017			
2017	102	FV	278,700	0	.	.	278,700	278,700 Year End Roll	1/3/2017			
2016	102	FV	278,700	0	.	.	278,700	278,700 Year End	1/4/2016			
2015	102	FV	261,500	0	.	.	261,500	261,500 Year End Roll	12/11/2014			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				1785	
THOMPSON KEVIN	76050-229	2	11/2/2020			449,000	No	No							
POWERS JOSEPH J	41574-204		12/8/2003			310,000	No	No							
PETIT ROBERT	30583-399		8/25/1999			169,900	No	No							
GREELEY KEVIN	25855-466		11/30/1995			126,500	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/5/2021		SQ Returned							4/5/2021	SQ Returned	JO	Jenny O					
1/12/2021		SQ Mailed							1/12/2021	SQ Mailed	MM	Mary M					
7/28/2020		Mail Update							7/28/2020	Mail Update	MM	Mary M					
12/13/2017		Measured							12/13/2017	Measured	DGM	D Mann					
5/6/2000									5/6/2000		197	PATRIOT					

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			648-1973, Building Number 34.										
Sty Ht: 1	- 1 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 7 - Brick				A HBth:	Rating:													
Sec Wall: %				OthrFix:	Rating:													
Roof Struct: 4 - Flat				OTHER FEATURES														
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average													
Color: BRICK				A Kits:	Rating:													
View / Desir: R - REAR				Frl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1985		Eff Yr Blt:		Location: R - Rear														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact: .		Floor: 2 - 2nd Floor														
Const Mod:				% Own: 0.441900015														
Lump Sum Adj:				Name: 34 - 6049														
INTERIOR INFORMATION				DEPRECIATION				REMODELING										
Avg Ht/FL: STD				Phys Cond: AV - Average	20. %			Exterior:				RES BREAKDOWN						
Prim Int Wal 2 - Plaster				Functional:				Interior:										
Sec Int Wall: %				Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 4 - Carpet				Override:				Baths:										
Sec Floors: %				Total:	20.4 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 325.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.12630486				General:										
Electric: 3 - Typical				Const Adj.: 1.01871002				Totals										
Insulation: 2 - Typical				Adj \$ / SQ: 372.898														
Int vs Ext: S				Other Features: 32835														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.22000003														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 475887														
% Com Wal	% Sprinkled			Depreciation: 97081														
Mobile Home				Depreciated Total: 378806														
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
PARCEL ID 020.A-0004-0210.0																		
More: N		Total Yard Items:			Total Special Features:			Total:										